SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT JUNE 2017									
TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET
East Bradford Twp	396 W Turnberry Ct	$799,000	$783,000	98.0%	Brandywine River E	4	5,739	SNG	51
East Bradford Twp	1010 Edgemill Way	$769,000	$750,000	97.5%	Steeplechase	5	4,921	SNG	222
East Bradford Twp	1165 Meghan Ct	$715,900	$710,000	99.2%	Brandywine River E	5	6,047	SNG	11
East Bradford Twp	996 Riflery Dr	$689,900	$665,000	96.4%	Radley Run Iv	4		SNG	10
East Bradford Twp	900 Osage Dr	$659,900	$662,400	100.4%	Lenape Ridge	4	3,477	SNG	6
East Bradford Twp	1112 Wilderness Trl	$649,900	$630,000	96.9%	Winchester	4	4,480	SNG	10
East Bradford Twp	1107 Saint Annes Way	$610,000	$594,000	97.4%	The Moors at RadleyR	3	4,163	SNG	5
East Bradford Twp	1106 Queens Way	$520,000	$510,000	98.1%	Radley Run Mews	3	2,056	SNG	51
East Bradford Twp	219 Shropshire Dr	$464,900	$467,900	100.6%	Sconnelltown	4	2,184	SNG	3
East Bradford Twp	306 Tacie Lynn Dr	$429,900	$440,900	102.6%	Plum Run	4	2,170	SNG	7
East Bradford Twp	1114 Queens Way	$315,000	$300,000	95.2%	Radley Run Mews	2	1,638	TWN	5
East Bradford Twp	878 Amber Ln	$269,500	$280,000	103.9%	Plumtree	3	1,362	RTC	3
East Bradford Twp	233 McIntosh Rd	$262,500	$268,000	102.1%	Bradford Square	3	2,086	RTC	5
East Bradford Twp	712 Shropshire Dr	$248,000	$255,000	102.8%	Plum Tree Village	2	1,344	RTC	4
East Bradford Twp	989 Fairview Ave	$115,000	$75,000	65.2%	Brandywine View	4	960	SNG	82
East Goshen Twp	38 Meadow Creek Ln	$991,000	$991,000	100.0%	Reserve At Spring	5	5,866	SNG	31
East Goshen Twp	330 Wyllpen Dr	$880,000	$850,000	96.6%	Wyllpen Farm	4	3,254	SNG	352
East Goshen Twp	1720 Towne Dr	$799,950	$799,950	100.0%	Clocktower Woods	5	5,170	SNG	6
East Goshen Twp	905 Madison Dr	$729,900	$700,000	95.9%	0	4	3,861	SNG	119
East Goshen Twp	916 Continental Dr	$699,900	$675,000	96.4%	Wentworth	4	4,390	SNG	2
East Goshen Twp	914 Warrior Rd	$625,000	$605,000	96.8%	Indian Hills	4	2,574	SNG	29
East Goshen Twp	639 Thorncroft Dr	$564,000	$575,000	102.0%	Hunt Country	4	2,352	SNG	1
East Goshen Twp	1218 Fox Glove Ln	$589,900	$565,000	95.8%	Hersheys Mill Ests	5	3,400	SNG	38
East Goshen Twp	1144 Newbury Ln	$575,000	$565,000	98.3%	Hersheys Mill	3	2,310	RTC	8
East Goshen Twp	435 Beaumont Cir	$569,900	$550,000	96.5%	Bow Tree	4	2,876	SNG	100
East Goshen Twp	1308 Barkway Ln	$514,900	$550,000	106.8%	Mill Valley	4	2,628	SNG	1
East Goshen Twp	32 Parry Cir	$559,900	$545,000	97.3%	None Available	4	3,405	SNG	231
East Goshen Twp	1554 Mill Race Ln	$540,000	$540,000	100.0%	Hersheys Mill Ests	4	2,986	SNG	11
East Goshen Twp	1209 Fox Glove Ln	$420,000	$520,000	123.8%	Hersheys Mill Ests	4	3,440	SNG	38
East Goshen Twp	1442 Cherry Ln	$464,900	$501,000	107.8%	Grand Oak Run	4	2,636	SNG	4
East Goshen Twp	1610 Ulster Ln	$490,000	$494,225	100.9%	Hersheys Mill	3	3,465	SNG	4
East Goshen Twp	1408 Allan Ln	$495,000	$490,000	99.0%	Charter Chase	4	2,711	SNG	5
East Goshen Twp	1220 Princeton Ln	$489,000	$480,000	98.2%	Hersheys Mill	3	2,306	RTC	9
East Goshen Twp	626 Meadow Dr	$475,000	$475,000	100.0%	The Meadows	4	2,516	SNG	6
East Goshen Twp	1714 Yardley Dr	$465,000	$465,000	100.0%	Hersheys Mill	3	2,940	RTC	33
East Goshen Twp	804 Irene Dr	$465,000	$455,000	97.8%	Grand Oak Run	5	2,644	SNG	13
East Goshen Twp	629 Marydell Dr	$450,000	$447,350	99.4%	Marydell Farms	5	2,662	SNG	11
East Goshen Twp	1645 Yardley Dr	$459,900	$445,000	96.8%	Hersheys Mill	3	2,298	RTC	61
East Goshen Twp	1746 Yardley Dr	$459,000	$430,000	93.7%	Hersheys Mill	3		RTC	292
East Goshen Twp	1534 Ulster Way	$435,000	$427,001	98.2%	Hersheys Mill	2	1,767	SNG	31
East Goshen Twp	1441 Heather Ln	$409,900	$416,000	101.5%	Grand Oak Run	4	2,325	SNG	5
East Goshen Twp	21 Treemont Dr	$415,000	$415,000	100.0%	None Available	4	2,276	SNG	416
East Goshen Twp	988 Kennett Way	$415,000	$397,500	95.8%	Hersheys Mill	2	2,906	RTC	166
East Goshen Twp	1724 Yardley Dr	$400,000	$395,000	98.8%	Hersheys Mill	3	2,313	RTC	119

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TOWNSHIP	ADDRESS	LIST PRICE	NET SOLD PRICE AFTER CONCESSIONS	SOLD PRICE/ LIST PRICE RATIO	COMMUNITY	BR	INTERIOR SF	TYPE	DAYS ON MARKET
East Goshen Twp	395 Eaton Way	$399,900	$380,000	95.0%	Hersheys Mill	2	1,238	RTC	317
East Goshen Twp	1410 E Boot Rd	$380,000	$380,000	100.0%	0	4	1,916	SNG	10
East Goshen Twp	429 Eaton Way	$380,000	$365,000	96.1%	Hersheys Mill	2	1,531	RTC	51
East Goshen Twp	1419 Linden Ln	$329,900	$350,000	106.1%	Grand Oak Run	3	1,834	SNG	2
East Goshen Twp	400 Eaton Way	$344,900	$345,000	100.0%	Hersheys Mill	2	1,058	RTC	1
East Goshen Twp	503 Eaton Way	$345,000	$345,000	100.0%	Hersheys Mill	3	1,542	RTC	5
East Goshen Twp	1025 Kennett Way	$349,990	$340,000	97.1%	Hersheys Mill	3	1,328	RTC	141
East Goshen Twp	228 Chatham Way	$299,000	$296,900	99.3%	Hersheys Mill	3	2,038	RTC	3
East Goshen Twp	323 Devon Way	$295,000	$285,000	96.6%	Hersheys Mill	3	2,072	RTC	19
East Goshen Twp	177 Chandler Dr	$255,000	$270,000	105.9%	Hersheys Mill	2	1,329	RTC	6
East Goshen Twp	371 Devon Way	$259,500	$259,200	99.9%	Hersheys Mill	3	2,072	RTC	4
East Goshen Twp	35 Ashton Way	$235,000	$235,000	100.0%	Hersheys Mill	2	1,194	RTC	25
East Goshen Twp	103 Westtown Cir	$235,000	$233,000	99.1%	Audubon	2	1,950	RTC	87
East Goshen Twp	505 Everest Cir	$225,000	$225,000	100.0%	Highspire	2	960	RTC	10
East Goshen Twp	845 Jefferson Way	$219,900	$211,500	96.2%	Hersheys Mill	2	1,566	RTC	12
East Goshen Twp	640 Summit House	$153,000	$148,410	97.0%	Summit House	2	1,064	RTC	87
East Goshen Twp	1824 Valley Dr	$90,000	$90,000	100.0%	Goshen Valley	2	900	FLT	1
Thornbury Twp	210 Sage Hill Ln	$919,900	$885,600	96.3%	Sage Hill	4	3,935	SNG	33
Thornbury Twp	191 Side Saddle Pl	$589,000	$580,000	98.5%	Brandywine @ Thorn	4	4,472	SNG	8
Thornbury Twp	632 Woodbine Rd	$524,900	$507,007	96.6%	Meadowcroft	4	3,512	SNG	5
Thornbury Twp	100 Forelock Ct	$469,000	$455,000	97.0%	Brandywine @ Thorn	3	2,810	RTC	2
Thornbury Twp	108 Huntteam Ln	$424,900	$412,000	97.0%	Brandywine @ Thorn	3	2,660	RTC	14
Thornbury Twp	102 Huntteam Ln	$424,000	$400,000	94.3%	Brandywine @ Thorn	4	2,660	RTC	13
Thornbury Twp	115 Stirrup Cir	$360,000	$355,000	98.6%	Brandywine @ Thorn	3	2,112	RTC	39
West Chester Boro	401 Dean St	$875,000	$800,000	91.4%	None Available	5	2,944	SNG	13
West Chester Boro	99 N Bradford Ave	$615,000	$615,000	100.0%	None Available	4	3,326	RTC	13
West Chester Boro	533 N High St	$559,900	$525,000	93.8%	0	4	2,294	SNG	37
West Chester Boro	428 W Market St	$510,000	$500,000	98.0%	Hildeburn	4	3,307	RTC	6
West Chester Boro	15 Linden St	$435,000	$422,500	97.1%	None Available	3	1,692	SNG	6
West Chester Boro	304 S Darlington St	$399,900	$374,450	93.6%	West Chester	5		TWN	27
West Chester Boro	414 Danielle Way	$312,000	$314,000	100.6%	Union Station II	3	1,986	RTC	2
West Chester Boro	126 Justin Dr	$310,000	$310,000	100.0%	Union Station at WC	3	2,186	RTC	6
West Chester Boro	115 N Darlington St	$310,000	$294,395	95.0%	West Chester	3	1,594	RTC	118
West Chester Boro	Poplar St	$59,900	$55,000	91.8%	None Available	2	792	TWN	5
West Goshen Twp	4 Amanda Ln	$779,900	$773,000	99.1%	Pemberly	5	4,587	SNG	39
West Goshen Twp	3 Amanda Ln	$759,900	$772,000	101.6%	Pemberly	5	5,706	SNG	3
West Goshen Twp	204 Netherfield Ln	$619,000	$603,200	97.4%	Netherfield	4	4,400	SNG	23
West Goshen Twp	845 Easter Dr	$599,900	$582,500	97.1%	Pamona Park	4		SNG	104
West Goshen Twp	718 Wilson Cir	$530,000	$560,000	105.7%	West Chester	4	2,681	SNG	3
West Goshen Twp	124 Sussex Rd	$535,000	$545,000	101.9%	Brandywine Knoll	4	3,430	SNG	17
West Goshen Twp	805 Countryside Dr	$524,900	$536,000	102.1%	Cricklewood	4	2,948	SNG	3
West Goshen Twp	410 Monteray Ln	$525,000	$530,000	101.0%	Idlewilde	4	3,842	SNG	3
West Goshen Twp	955 N New St	$519,000	$505,000	97.3%	None Available	4	2,282	SNG	9
West Goshen Twp	837 Derby Dr	$499,900	$499,900	100.0%	Green Hill	4	3,864	SNG	4

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West Goshen Twp	1241 Ashbridge Rd	$500,000	$480,000	96.0%	None Available	4	3,366	SNG	9
West Goshen Twp	1008 Anna Rd	$450,000	$450,000	100.0%	Green Hill Terr	4	2,249	SNG	2
West Goshen Twp	1219 Eagle Rd	$429,900	$438,500	102.0%	Falconcrest	4	2,049	SNG	27
West Goshen Twp	803 Montbard Dr	$447,500	$436,500	97.5%	West Chester	4	1,880	SNG	4
West Goshen Twp	1007 Flagg Ln	$429,900	$434,000	101.0%	Ridgewood Farm	4	2,612	SNG	2
West Goshen Twp	317 Trinity Dr	$429,900	$429,900	100.0%	West Chester	4	2,254	SNG	3
West Goshen Twp	1135 Windsor Dr	$419,900	$425,000	101.2%	Lynnwood	4	1,632	SNG	1
West Goshen Twp	708 E Marshall St	$420,000	$419,500	99.9%	0	4	1,690	SNG	1
West Goshen Twp	821 Huber Pl	$416,000	$414,500	99.6%	Ridgewood Farm	4	1,855	SNG	7
West Goshen Twp	1197 Evan Ct	$419,000	$411,000	98.1%	None Available	4	2,064	SNG	26
West Goshen Twp	250 Sunset Hollow Rd	$375,000	$385,000	102.7%	0	3	2,364	SNG	166
West Goshen Twp	312 Roberts Ln	$375,000	$369,900	98.6%	Glen Acres	3	1,833	SNG	72
West Goshen Twp	1271 Delmar Ave	$374,900	$368,000	98.2%	Parkchester Ests	3	1,462	SNG	16
West Goshen Twp	301 S Five Points Rd	$375,000	$365,000	97.3%	None Available	4	2,376	SNG	4
West Goshen Twp	403 Falcon Ln	$370,000	$361,500	97.7%	Falconcrest	4	2,119	SNG	2
West Goshen Twp	995 Ridgewood Ln	$339,900	$361,000	106.2%	Ridgewood Farm	4	1,785	SNG	2
West Goshen Twp	1098 Airport Rd	$374,900	$360,000	96.0%	None Available	4	1,788	SNG	38
West Goshen Twp	1009 Pine Valley Cir	$360,000	$357,000	99.2%	Pine Valley	3	1,464	SNG	3
West Goshen Twp	526 Cork Cir	$339,900	$335,000	98.6%	Village of Shannon	3	1,983	RTC	2
West Goshen Twp	402 Howard Rd	$332,900	$326,500	98.1%	Green Hill Acres	3		SNG	39
West Goshen Twp	935 Prichard Ave	$329,900	$320,000	97.0%	None Available	3	1,842	SNG	13
West Goshen Twp	304 Galway Dr	$315,000	$315,000	100.0%	Village of Shannon	3	1,724	RTC	117
West Goshen Twp	125 S Concord Rd	$319,000	$313,000	98.1%	None Available	3	1,722	SNG	5
West Goshen Twp	990 Fernhill Rd Unit#634	$289,990	$292,100	100.7%	Village Of Fern H	3	1,980	RTC	55
West Goshen Twp	990 Fern Hill Rd Unit#212	$289,900	$283,000	97.6%	Village Of Fern H	3	1,600	RTC	39
West Goshen Twp	1237 Morstein Rd	$282,500	$280,500	99.3%	Village of Shannon	3		RTC	4
West Goshen Twp	1061 E Boot Rd	$274,900	$275,000	100.0%	Village of Shannon	3	1,520	RTC	2
West Goshen Twp	1120 Isabel Ln	$284,900	$275,000	96.5%	Suburban Vil	3	1,164	SNG	49
West Goshen Twp	1059 E Boot Rd	$275,000	$271,250	98.6%	Village of Shannon	3	1,520	RTC	11
West Goshen Twp	115 Spring Ln Unit#8	$242,000	$242,000	100.0%	Seven Springs	2	2,280	RTC	8
West Goshen Twp	750 E Marshall St Unit#506	$204,900	$204,900	100.0%	Goshen Commons	2	1,127	FLT	4
West Whiteland Twp	609 W Lincoln Hwy	$1,200,000	$1,050,000	87.5%	0	5	2,733	SNG	242
West Whiteland Twp	436 Bowen Dr	$719,900	$685,000	95.2%	Swedesford Chase	4	6,128	SNG	63
West Whiteland Twp	303 Trimble Ln	$685,000	$676,340	98.7%	Swedesford Chase	4	5,500	SNG	3
West Whiteland Twp	577 W Boot Rd	$519,000	$510,000	98.3%	None Available	4	2,600	SNG	386
West Whiteland Twp	412 Edgewood Dr	$500,000	$500,000	100.0%	Whitford Hills	4	2,600	SNG	22
West Whiteland Twp	Lot #1 Carriage Walk Dr	$409,900	$497,978	121.5%	Carriage Walk	4	2,266	SNG	3
West Whiteland Twp	537 W Boot Rd	$479,900	$457,500	95.3%	None Available	4	2,859	SNG	28
West Whiteland Twp	1307 Hillcrest Rd	$439,000	$440,000	100.2%	Knollwood	5	2,268	SNG	10
West Whiteland Twp	809 Queen Dr	$349,900	$353,000	100.9%	None Available	3	1,920	SNG	2
West Whiteland Twp	188 Fringetree Dr	$349,900	$349,900	100.0%	Whiteland Woods	3	1,996	RTC	4
West Whiteland Twp	118 Fringetree Dr	$347,000	$345,000	99.4%	Whiteland Woods	3	1,996	RTC	7
West Whiteland Twp	1413 Burke Rd	$329,900	$326,900	99.1%	Brandywine Chase	3	1,390	SNG	5
West Whiteland Twp	381 Bristol Cir	$329,900	$325,000	98.5%	Evian	3	2,162	RTC	4

SETTLEMENTS WEST CHESTER AREA SCHOOL DISTRICT JUNE 2017									
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West Whiteland Twp	425 N Whitford Rd	$319,900	$322,750	100.9%	Whitford	3	1,758	SNG	4
West Whiteland Twp	1060 Harriman Ct	$315,000	$305,000	96.8%	Exton Station	3	1,353	RTC	14
West Whiteland Twp	Michele Dr	$279,900	$296,000	105.8%	Whiteland Glen	3	1,560	SNG	7
West Whiteland Twp	857 Durant Ct	$299,900	$288,000	96.0%	Exton Station	3	2,212	RTC	3
West Whiteland Twp	316 Huntington Ct	$284,900	$284,600	99.9%	Exton Station	3	2,016	RTC	3
West Whiteland Twp	640 Metro Ct	$284,900	$283,000	99.3%	Exton Station	3	1,765	RTC	11
West Whiteland Twp	1011 Elmwood Ave	$279,900	$281,000	100.4%	Elmwood Gdns	3		SNG	6
West Whiteland Twp	488 Lynetree Dr	$289,000	$274,600	95.0%	Lynetree	3	1,833	RTC	5
West Whiteland Twp	877 Durant Ct	$373,000	$273,000	73.2%	Exton Station	3	1,305	RTC	15
West Whiteland Twp	220 N Laurel Ln	$280,000	$273,000	97.5%	Meadowbrook	4	1,504	SNG	3
West Whiteland Twp	961 Roundhouse Ct Unit#51	$255,000	$252,500	99.0%	Exton Station	3	1,742	RTC	8
West Whiteland Twp	404 E Anglesey Ter	$250,000	$242,500	97.0%	Indian King	4	1,408	RTC	41
West Whiteland Twp	1001 Roundhouse Ct Unit#11	$225,000	$215,000	95.6%	Exton Station	2	924	FLT	18
West Whiteland Twp	151 Weedon Ct	$219,900	$214,000	97.3%	Exton Station	3	1,694	RTC	96
Westtown Twp	1164 Avonlea Cir	$875,000	$905,000	103.4%	Avonlea	4	4,575	SNG	21
Westtown Twp	1199 Avonlea Cir	$875,000	$850,000	97.1%	Avonlea	4	6,400	SNG	39
Westtown Twp	1538 Pennsbury Dr	$639,900	$640,000	100.0%	Pennwood	5	3,246	SNG	11
Westtown Twp	1107 Shady Grove Way	$549,000	$555,000	101.1%	0	4	2,668	SNG	4
Westtown Twp	1018 Robin Dr	$500,000	$488,000	97.6%	Pennwood	4	3,354	SNG	5
Westtown Twp	403 Walnut Hill Rd	$480,000	$482,000	100.4%	None Available	4	2,536	SNG	34
Westtown Twp	1513 Pennsbury Dr	$489,000	$477,000	97.5%	Pennwood	4	2,292	SNG	54
Westtown Twp	1151 Cardinal Dr	$459,000	$430,575	93.8%	Land Grant Farms	4	2,623	SNG	203
Westtown Twp	831 E Sage Rd	$435,000	$415,000	95.4%	Westmount	4	2,000	SNG	5
Westtown Twp	610 Bowers Dr	$363,900	$365,000	100.3%	Liberty Square	3	2,468	RTC	28
Westtown Twp	210 Gilpin Dr	$349,900	$349,900	100.0%	Westtown Reserve	2	1,810	FLT	108
Westtown Twp	301 Oakbourne Rd	$269,999	$275,000	101.9%	None Available	3	1,400	SNG	3
Westtown Twp	1628 S Coventry Ln	$269,900	$263,000	97.4%	Coventry Vil	3	1,580	RTC	112
Westtown Twp	402 Cumbrian Ct	$269,900	$262,500	97.3%	Chesterfield	3	1,737	RTC	19

NEW CONSTRUCTION
SHORT SALE
FORECLOSURE

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